



**CITY OF SANTA BARBARA  
FERRELO ROAD  
UNDERGROUND UTILITIES  
ASSESSMENT DISTRICT**

**ENGINEER'S REPORT**

PREPARED BY:

PENFIELD & SMITH  
1327 Del Norte Road  
Camarillo, CA 93010  
(805) 981-0706



July 2008

W.O. 17412.01

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## **ENGINEER'S "REPORT" PURSUANT TO THE PROVISIONS OF SECTION 10204 OF THE STREETS AND HIGHWAYS CODE**

The purpose of the Ferrelo Road Underground Utility Assessment District (hereinafter referred to as the "Assessment District"), is to provide financing to underground power, telephone and cable facilities in the area generally located along the 1200 block of Ferrelo Road. Further detail identifying the proposed Assessment District boundary and location is shown on the Proposed Boundaries Map available in Part IV of this report. The proposed underground utility improvements will provide conversion to an upgraded utility system, and it will improve neighborhood streetscape aesthetics and the visual environment.

Construction of these improvements will conform to existing City of Santa Barbara, Southern California Edison, Verizon Telephone Company, and Cox Communications standards. By virtue of such improvements, the proposed improvements are of special and direct benefit to these properties.

Pursuant to the provisions of Article XIID of the State Constitution, Part 7.5 of the "Special Assessment Investigation, Limitation and Majority Protest Act of 1931" being Division 4 of the Streets and Highways Code of the State of California, the "Municipal Improvement Act of 1913", being Division 12 of said Code, and in accordance with City of Santa Barbara Municipal Code Section 4.60 in connection with the proceedings for the Assessment District, I, Patrick J. Reeves, authorized representative of PENFIELD & SMITH, the duly appointed ENGINEER OF WORK, submit herewith the "Report" for the Assessment District, consisting of six (6) parts as follows:

### **PART I**

This part contains the plans and specifications for the proposed improvements. Said plans and specifications are hereby incorporated into and by this reference made a part of this report.

### **PART II**

This part contains the estimated costs of the improvements, including capitalized interest, if any, incidental costs and expenses in connection therewith as set forth on the lists attached hereto.

### **PART III**

This part consists of the following information:

- A. A proposed assessment of the total amount of the costs and expenses of the proposed improvements to be made upon the several parcels of land within the Assessment District, in proportion to the special benefits to be received by such parcels from said improvements, is set forth upon the assessment roll filed herewith and made a part hereof.
- B. A statement of the proposed maximum annual administrative assessment to be levied upon each of the parcels of land in the District to pay costs incurred by the City of Santa

Barbara which are not otherwise reimbursed, resulting from the administration and collection of assessments or from administration of registration of any associated bonds and reserve or other related funds.

- C. The total amount, as near as may be determined, of the total principal sum of all unpaid special assessments and special assessments required or proposed to be levied under any completed or pending assessment proceedings, other than that contemplated for the Assessment District, which would require an investigation and report under the "Special Assessment Investigation, Limitation and Majority Protest Act of 1931" against the total area proposed to be assessed.
- D. The total true value, as near as may be determined, of the parcels of land and improvements which are proposed to be assessed.
- E. The methodology of assessment (Exhibit A).
- F. The assessment roll of total assessments.

#### **PART IV**

This part contains the Proposed Boundaries Map (a map showing the boundaries of the proposed Assessment District) the Assessment Diagram (a diagram showing the Assessment District, including the boundaries of the parcels of land within said Assessment District as the same existed at the time of this report) and the Underground Utility District Boundary Map (a map showing the boundaries of the proposed Underground Utility District). The Proposed Boundaries Map, Assessment Diagram, and Underground Utility District Map are filed herewith and made a part hereof, and part of the assessment.

#### **PART V**

This part consists of the following information:

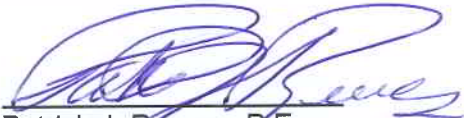
- A. Description of the work for the improvements
- B. Right-of-Way Certificate
- C. Environmental Certification

July 2008

Dated this 15<sup>th</sup> day of July, 2008.



PENFIELD & SMITH

  
Patrick J. Reeves, P.E.  
R.C.E. No. 25278  
ENGINEER OF WORK  
CITY OF SANTA BARBARA  
STATE OF CALIFORNIA

I, \_\_\_\_\_, as CITY CLERK OF THE CITY OF SANTA BARBARA, CALIFORNIA, do hereby certify that the forgoing Assessment, together with the Diagram attached thereto, was filed in my office on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
CITY CLERK  
CITY OF SANTA BARBARA  
STATE OF CALIFORNIA

I, \_\_\_\_\_, as CITY CLERK OF THE CITY OF SANTA BARBARA, CALIFORNIA, do hereby certify that the forgoing Assessment, together with the Diagram attached thereto, was approved and confirmed by the City Council of the City of Santa Barbara on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
CITY CLERK  
CITY OF SANTA BARBARA  
STATE OF CALIFORNIA

I, \_\_\_\_\_ as CITY ENGINEER of the CITY OF SANTA BARBARA, CALIFORNIA, do hereby certify that the foregoing Assessment, together with the Diagram attached thereto, was recorded in my office on the \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_.

\_\_\_\_\_  
Pat Kelly  
CITY ENGINEER/ASSISTANT  
PUBLIC WORKS DIRECTOR  
CITY OF SANTA BARBARA  
STATE OF CALIFORNIA

## PART I

### PLANS AND SPECIFICATIONS

The plans and specifications which describe the general nature, location and extent of the improvements for this Assessment District are filed in the office of the City Clerk and in the office of the City Engineer; and are hereby incorporated into this "Report" by reference as if attached.

The existing Verizon Telephone Company plans currently on file show the removal of the utility pole at 1234 Ferrelo Road. This pole will not be removed and the Final Plans shall reflect this change, in accordance with the Assessment Diagram herein.

## PART II

### COST ESTIMATE

TABLE 1

#### DESIGN COSTS

Southern California Edison	\$12,000.00
Verizon Communications	\$2,000.00
Cox Communications	\$500.00
Survey	\$5,500.00
Environmental Review	\$136.00
Letter Report (Confirming No Archeological Resources)	\$1,195.00
<b>Subtotal</b>	<b>\$21,331.00</b>

#### CONSTRUCTION COSTS

Southern California Edison (Cable)	\$65,299.10
Verizon Communications (Cable)	\$50,494.00
Cox Communications (Cable)	\$9,482.75
Civil Work (Conduit & Structures)	\$178,506.00
Construction Contingency (15%)	\$30,378.15
Construction Management	\$33,416.00
Construction Inspection	\$33,416.00
Public Works Permit	\$100.00
<b>Subtotal</b>	<b>\$401,092.00</b>

#### ADMINISTRATIVE/INCIDENTAL EXPENSES

Assessment Engineering	\$16,000.00
Facilities Management Specialist (Project Coordination)	\$8,000.00
Steve Friesen Utility Consultant	\$1,500.00
Printing, Advertising, Notices	\$500.00
City Administration	\$15,000.00
Contingency	\$6,577.00
<b>Subtotal</b>	<b>\$47,577.00</b>

Subtotal of Costs \$470,000.00

<b>TOTAL ASSESSMENT AMOUNT</b>	<b>\$470,000.00</b>
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\*\*This estimate does not include individual cost to underground private lateral service lines.

These private lateral undergrounding costs shall be borne by the property owners.



## PART III

### ASSESSMENTS, ASSESSMENT METHODOLOGY, AND ASSESSMENT ROLL

WHEREAS, on \_\_\_\_\_, 2008 the CITY COUNCIL of the CITY OF SANTA BARBARA, CALIFORNIA, did, pursuant to the provisions of the "Municipal Improvement Act of 1913", being Division 12 of the Streets and Highways Code of the State of California and City of Santa Barbara Municipal Code Section 4.60 for the installation and construction of certain public improvements, together with appurtenances and appurtenant work in connection therewith, in a special assessment district known and designated as FERRELO ROAD UNDERGROUND UTILITY ASSESSMENT DISTRICT (hereinafter referred to as the Assessment District); and

WHEREAS, said Municipal Code, as required by law, did direct the appointed Public Works Director to make and file a "Report", consisting of the following as required by Section 1020 of the Act:

- Plans;
- Specifications;
- Cost Estimates;
- Assessment Diagram showing the Assessment District and the parcels of land contained therein;
- A proposed assessment of the costs and expenses of the works of improvements levied upon the parcels and lots of land within the boundaries of the Assessment District;
- The proposed maximum annual assessment to be levied upon each parcel of land within the Assessment District to pay the costs incurred by the City and not otherwise reimbursed resulting from the administration and collection of assessments or from the administration and registration of any associated bonds and reserve or other related funds.

For particulars, reference is made to City of Santa Barbara Municipal Code Section 4.60.

NOW, THEREFORE, I, PATRICK J. REEVES, authorized representative of PENFIELD & SMITH, the duly appointed ENGINEER OF WORK, pursuant to Article XIID of the California Constitution and the "Municipal Improvement Act of 1913", do hereby submit the following:

- I, pursuant to the provisions of law, have assessed the costs and expenses of the works of improvement to be constructed in the Assessment District upon the parcels of land in the Assessment District specially benefited thereby in direct proportion and relation to the special benefits to be received by each of said parcels, reference is made to the Assessment Diagram, a copy of which is attached hereto.
- As required by law, an Assessment Diagram is hereto attached, showing the Assessment District, as well as the boundaries and dimensions of the respective parcels of land within said District as the same existed at the time of this report, each of which parcels or lots respectively have been given a separate number upon said Assessment Diagram and in said Assessment Roll.



- The parcels of land shown on the respective Assessment Diagram as attached hereto correspond with the numbers as appearing on the Assessment Roll as contained herein.
- By virtue of the authority contained in said "Municipal Improvement Act of 1913", and by further direction and order of the legislative body, I hereby recommend the following Assessment to cover the costs and expenses of the works of improvement for the Assessment District based on the costs and expenses as set forth below:

#### WORK IMPROVEMENT COSTS

DESCRIPTION	PRELIMINARY	AS CONFIRMED
Cost of Design, Construction & Contingencies	\$422,423	
Incidentals	\$47,577	
<b>SUBTOTAL</b>	<b>\$470,000</b>	

For particulars as to the individual assessments and their descriptions, reference is made to the Table 2 (Assessment Roll), attached hereto.

- The Method of Spread of Assessment is as set forth in Exhibit "A", which is attached hereto, referenced and so incorporated.

If this proposed Assessment District does not receive a majority protest in an assessment ballot proceeding of the property owners and is approved by the City Council, assessment amounts will be known by each property owner of record. The property owners will then have the option of paying their assessments in full, or allowing the assessment to be a lien against their property payable with interest over a (20) year period. The repayment would include the original principal amount plus interest on the City's loan, which has been set at 8% per annum. In addition, the County Tax Collector may add a charge of \$0.50 to \$1.00 per parcel per year during the repayment period, if the City elects to have the county Assessor's Office collect the assessment. If a property owner wishes to pay off the assessment at any time, there will be no prepayment penalty.

#### DEBT LIMIT VALUATION

A. Estimated Balance to Assessment	\$470,000
B. Unpaid Special Assessments	\$0
<b>Total A &amp; B</b>	<b>\$470,000</b>
C. True Value of Parcels	\$8,004,750
Average Value to Lien Ratio	17.0:1

1. Required under Part 7.5 of Division 4.
2. Unpaid Special Assessments shall consists of the total principal sum of all unpaid special assessments previously levied or proposed to be levied other than the instant proceedings.
3. True Value of Parcels means the total assessed value of the land and improvements as estimated and shown on the last equalized roll of the County.

Note: This report does not represent a recommendation of parcel value, economic viability or financial feasibility, as it is not the responsibility of the Engineer's Report.

I, the undersigned Assessment Engineer, do hereby certify that (i) the total amount of the principal sum of the special assessments proposed to be levied, together with the principal amount of previously levied special assessments, as set forth above, do not exceed one-half (1/2) the total true value of the parcels proposed to be assessed, and (ii) the amount proposed to be assessed upon any parcel does not exceed one-half of the true value of the parcel.

DATED: July 1, 2008

PENFIELD & SMITH



Patrick J. Reeves  
ENGINEER OF WORK  
CITY OF SANTA BARBARA  
STATE OF CALIFORNIA

## EXHIBIT "A"

### METHOD AND FORMULA OF ASSESSMENT SPREAD

The law requires and the statutes provide that assessments, as levied pursuant to the provisions of the "Municipal Improvement Act of 1913" and Article XIID of the State Constitution, must be based on the special benefit that properties receive from the works of improvement. In addition, Section 4 of Article XIID of the State Constitution requires that a parcel's assessment may not exceed the reasonable cost of the proportional special benefit conferred on that parcel. Section 4 provides that only special benefits are assessable and the local agency levying the assessment must separate the general benefits from the special benefits. It also requires that parcels within a district that are owned or used by any agency, the State of California, or the United States shall not be exempt from assessment unless the agency can demonstrate by clear and convincing evidence that those publicly owned parcels in fact receive no special benefit. The statute does not specify the method or formula that should be used in any special assessment district proceedings.

The responsibility rests with the Assessment Engineer to recommend an apportionment based upon special benefits. For these proceedings, the City has retained the services of PENFIELD & SMITH. In order to apportion the assessments to each parcel in direct proportion with the special benefit each will receive from the improvements, an analysis has been completed and is used as the basis for apportioning costs to each property within the Assessment District.

The Assessment Engineer then makes his recommendation at the public hearing on the Assessment District. Final authority and action rests with the City Council of the City of Santa Barbara after hearing all testimony and evidence presented, as well as tabulating the assessment ballots previously mailed to all record owners of the property within the Assessment District, at that public hearing. Upon the conclusion of the public hearing, the City Council must make the final determination whether or not the assessment spread has been made in proportion to the estimated benefits to be received by each parcel within the Assessment District. Ballot tabulation will be done at that time and, if a majority of the ballots weighted by assessment amount are not in opposition to the Assessment District, the City Council may form the Assessment District.

The following sections set forth the methodology used to apportion the costs of the improvements for each parcel.

#### Special Benefit

In further making the analysis, it is necessary that the properties receive a special and direct benefit distinguished from general benefits conferred to the public at large.

This Assessment District was initiated by property owners who petitioned the City to form an assessment district to finance undergrounding of overhead utility services (electrical, telephone and cable). These facilities are the direct source of service to the properties within the

Assessment District. The proposed improvements are all located along local residential streets within the boundaries of the Assessment District.

The proposed replacement of existing overhead utility facilities (electrical, telephone and cable) with underground facilities will provide a special benefit to the parcels who will be served by the new distribution facilities as a result of improved property benefit (streetscape aesthetics, emergency egress/ingress and new wiring) and improved scenic views.

In this Assessment District, 100% of the cost allocation for the improvements is for special benefit to the parcels within the Assessment District and there is no general benefit. By virtue of such benefits, the proposed improvements will the desirability and will specifically enhance the value of the properties within the Assessment District. Therefore, the proposed improvements are of direct and special benefit to these properties.

#### Method of Apportionment

Based on the findings described above, the special benefits received by the properties within the boundaries of the Assessment District are:

##### A. Improved Property Benefit.

Improved Property Benefit includes:

1. Improved streetscape aesthetics. The removal of wooden utility poles, guy wires, overhead wires and utility wires from an environment generally enhances neighborhood aesthetics. The removal of existing wooden utility poles, guy wires, overhead wires and utility wires along roadways reduces visual obstructions when viewing approaching traffic from driveways and side streets. Additionally, existing street side utility poles present an immovable obstruction immediately adjacent to roadways.
2. Improved emergency ingress/egress. The removal of wooden utility poles, guy wires, overhead wires and utility wires from an environment generally improves emergency ingress/egress. While making an emergency response, emergency responders do not drive across downed utility poles, overhead wires or utility wires which have fallen due to weather, earthquakes, fires and/or traffic accidents. Downed utility poles, overhead wires and utility wires pose a potential danger to the public when trying to exit or enter a property adjacent to such downed objects.
3. New wiring, transformers and structures. The underground installation of new wiring and other structures related to the distribution of utility services reduces the threat of interrupted service resulting from downed utility poles, overhead wires and utility wires within the district. The new underground utility system design allows the utility companies to evaluate current and projected demand in a district and to design the new system to increase and stabilize the supply capacity if necessary.

The Improved Property Benefit is deemed to be the same for all properties that take direct access from a roadway with distribution facilities being undergrounded because the increase in property desirability from the construction of the improvements is considered the same. Therefore, these properties are assigned one (1) Improved Property Benefit Point per parcel for Improved Property Benefit.

## B. Improved Scenic View Benefit

Improved Scenic View Benefit includes:

1. View of the Pacific Ocean and/or mountains and canyons. A parcel with a view of the Pacific Ocean and/or mountains and canyons that can be seen from a major vantage point on the parcel, but is adversely impacted by existing utility poles, guy wires, overhead wires and utility wires. The view-shed of a property that undergrounds utility poles, guy wires, overhead wires and utility wires will be enhanced. A parcel with this type of enhanced view is considered to receive a special benefit from the undergrounding project.

Therefore, these properties are assigned one (1) Scenic View Benefit Point per parcel for Improved Scenic View.

2. Panoramic view of the Pacific Ocean and/or mountains and canyons. A parcel with a panoramic view of the Pacific Ocean and/or mountains and canyons that can be seen from a major vantage point on the parcel, but is adversely impacted by existing utility poles, guy wires, overhead wires and utility wires. A panoramic view is defined as a panoramic view that is over 90°. The panoramic view-shed of a property that undergrounds utility poles, guy wires, overhead wires and utility wires will be enhanced. A parcel with a panoramic view is considered to receive a higher level of benefit with the undergrounding of utility poles, overhead wires and utility wires than is a parcel with a non-panoramic view. A parcel that has a panoramic view is considered to receive an additional special benefit from the undergrounding project.

Therefore, these properties are assigned one (1) additional Scenic View Benefit Point for a possible total of two (2) Scenic View Benefit Points per parcel for Improved Scenic View.

The benefit formula is as follows:

$$\left[ \begin{array}{c} \text{Improved} \\ \text{Property} \\ \text{Benefit} \\ \text{Points} \end{array} \right] + \left[ \begin{array}{c} \text{Improved} \\ \text{Scenic} \\ \text{View} \\ \text{Benefit} \\ \text{Points} \end{array} \right] + \left[ \quad \right] = \left[ \begin{array}{c} \text{Total} \\ \text{Benefit} \\ \text{Points} \end{array} \right]$$

Based on this information and methodology, the following assessment roll is provided under Table 2.

In conclusion, it is my opinion the assessments for the above-referenced Assessment District have been spread in direct accordance with the special benefits that each parcel receives from the works of improvement.

DATED: July 1, 2008

PENFIELD & SMITH

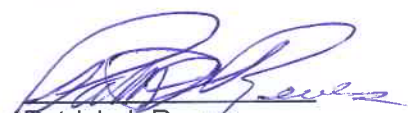
  
Patrick J. Reeves  
ENGINEER OF WORK  
CITY OF SANTA BARBARA  
STATE OF CALIFORNIA



TABLE 2  
 ASSESSMENT ROLL OF TOTAL ASSESSMENTS

	Property Address	Parcel Number	Improved Property Benefit	Improved Scenic View Benefit	Total Factor	% of Project Cost	Estimated Cost
1	1234 Ferrelo	342-018	1	1	2	6.06	\$28,484.84
2	1240 Ferrelo	342-009	1	1	2	6.06	\$28,484.84
3	1245 Ferrelo	271-011	1		1	3.03	\$14,242.42
4	1246 Ferrelo	342-010	1	2	3	9.09	\$42,727.23
5	1250 Ferrelo	342-011	1	2	3	9.09	\$42,727.23
6	1255 Ferrelo	271-010	1		1	3.03	\$14,242.42
7	1256 Ferrelo	342-012	1	2	3	9.09	\$42,727.23
8	1257 Ferrelo	271-009	1		1	3.03	\$14,242.42
9	1260 Ferrelo	342-013	1	2	3	9.09	\$42,727.23
10	1261 Ferrelo	271-008	1		1	3.03	\$14,242.42
11	1265 Ferrelo	271-007	1		1	3.03	\$14,242.42
12	1266 Ferrelo	342-014	1	2	3	9.09	\$42,727.23
13	1269 Ferrelo	271-006	1		1	3.03	\$14,242.42
14	1272 Ferrelo	342-015	1	2	3	9.09	\$42,727.23
15	1277 Ferrelo	271-005	1		1	3.03	\$14,242.42
16	1280 Ferrelo	342-016	1	2	3	9.09	\$42,727.23
17	1281 Ferrelo	271-004	1		1	3.03	\$14,242.42
					33	100.00	\$ 470,000.00
Estimated Cost =							\$ 470,000.00

NOTE: CONSTRUCTION OF PRIVATE SERVICE CONNECTIONS ARE ADDITIONAL AND WILL BE AT EACH PROPERTY OWNER'S EXPENSE.

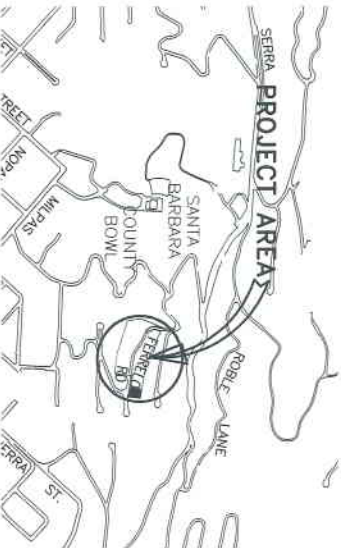
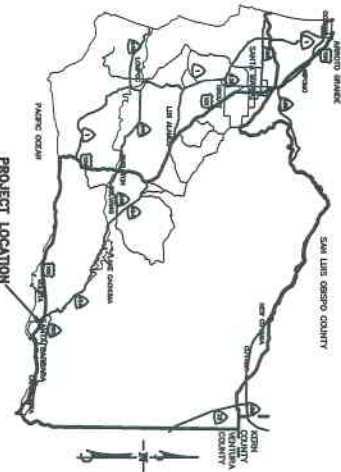
## PART IV

### ASSESSMENT BOUNDARY AND ASSESSMENT DIAGRAMS

Reduced copies of the Proposed Boundaries Map, Underground Utility District (UUD) Boundary Map, and the Assessment Diagram are attached hereto. Full-sized copies of the Proposed Boundaries Map, UUD Boundary Map and Assessment Diagram are on file at the Office of the City Clerk of the City of Santa Barbara.

The Assessment Diagram shows the exterior boundaries of the assessment district and the assessment number assigned to each parcel of land corresponding to its number as it appears in the Assessment Roll contained in Part III, Table 2. The Assessor's parcel number is also shown for each parcel as they existed at the time of this report and reference is hereby made to the Assessor's Parcel maps of the County of Santa Barbara for the boundaries and dimensions of each parcel of land.





### VICINITY MAP

### LOCATION MAP

Assessment No.	Assessor's Parcel No.
1	029-342-018
2	029-342-019
3	029-271-011
4	029-342-010
5	029-342-011
6	029-271-010
7	029-342-012
8	029-271-009
9	029-342-013
10	029-271-008
11	029-271-007
12	029-342-014
13	029-271-006
14	029-342-015
15	029-271-005
16	029-342-016
17	029-271-004

## ASSESSMENT DIAGRAM

### FERRELO ROAD UNDERGROUND UTILITIES ASSESSMENT DISTRICT

CITY OF SANTA BARBARA  
COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA

AN ASSESSMENT WAS LEVIED BY THE CITY COUNCIL OF THE CITY OF SANTA BARBARA ON THE LOTS, PIECES, AND PARCELS OF LAND SHOWN ON THIS ASSESSMENT DIAGRAM. THE ASSESSMENT WAS LEVIED ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2008.

THE ASSESSMENT DIAGRAM AND THE ASSESSMENT ROLL WERE RECORDED IN THE OFFICE OF THE CITY ENGINEER OF THE CITY OF \_\_\_\_\_, \_\_\_\_\_ DAY OF \_\_\_\_\_, 2008.

REFERENCE IS MADE TO THE ASSESSMENT ROLL RECORDED IN THE OFFICE OF THE CITY ENGINEER FOR THE EXACT AMOUNT OF EACH ASSESSMENT LEVIED AGAINST EACH PARCEL OF LAND SHOWN ON THIS ASSESSMENT DIAGRAM.

CITY CLERK  
CITY OF SANTA BARBARA  
COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA

FILED IN THE OFFICE OF CITY CLERK OF THE CITY OF SANTA BARBARA  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2008.

CITY CLERK  
CITY OF SANTA BARBARA

FILED IN THE OFFICE OF THE CITY ENGINEER  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2008.

CITY ENGINEER  
CITY OF SANTA BARBARA

RECORDED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2008, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M. IN THE BOOK \_\_\_\_\_ OF MAPS OF \_\_\_\_\_ (DOCUMENT NO. \_\_\_\_\_) OF THE COUNTY RECORDER OF THE COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA.

COUNTY RECORDER  
COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA

### LEGEND

- 1 ASSESSMENT PARCEL NUMBER
- PARCEL BOUNDARY
- APPROXIMATE ALIGNMENT OF UNDERGROUND UTILITIES
- POLES TO REMAIN
- POLES TO BE REMOVED

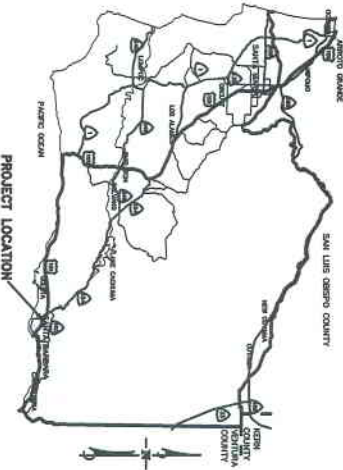
SCALE: 1"=40'

0 40 80 120



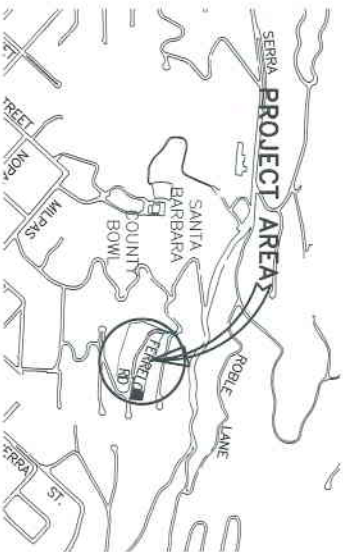
**Pentfield & Smith**  
Engineers - Surveyors - Planners  
- Construction Management -  
1327 Del Norte Road, Suite 200, Camarillo, CA 93010  
Phone: (805) 981-0706 Fax: (805) 981-0251





VICINITY MAP

NOT TO SCALE



LOCATION MAP

SCALE: 1"=1000'

Assessment No.	Assessor's Parcel No.
1	029-342-018
2	029-342-019
3	029-271-011
4	029-342-010
5	029-342-011
6	029-271-010
7	029-342-012
8	029-271-009
9	029-342-013
10	029-271-008
11	029-271-007
12	029-342-014
13	029-271-006
14	029-342-015
15	029-271-005
16	029-342-016
17	029-271-004

PROPOSED BOUNDARIES  
FERRELO ROAD  
UNDERGROUND UTILITIES  
ASSESSMENT DISTRICT

CITY OF SANTA BARBARA  
COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA

FILED IN THE OFFICE OF CITY CLERK OF THE CITY OF SANTA BARBARA  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2008.

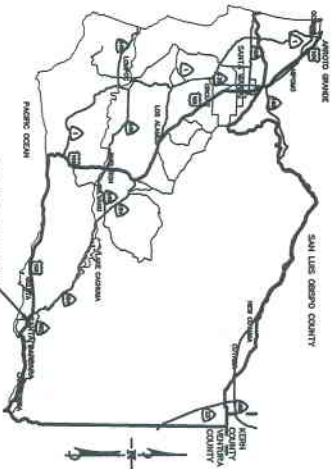
CITY CLERK  
CITY OF SANTA BARBARA

I HEREBY CERTIFY THAT THE WITHIN MAP SHOWING PROPOSED BOUNDARIES  
OF ASSESSMENT DISTRICT NO. 2008-1, IN THE COUNTY OF SANTA BARBARA  
STATE OF CALIFORNIA, WAS APPROVED BY THE CITY CLERK OF THE CITY OF  
SANTA BARBARA, AT A REGULAR MEETING THEREOF, HELD ON THE \_\_\_\_\_  
DAY OF \_\_\_\_\_, 2008, BY ITS RESOLUTION NO. \_\_\_\_\_.

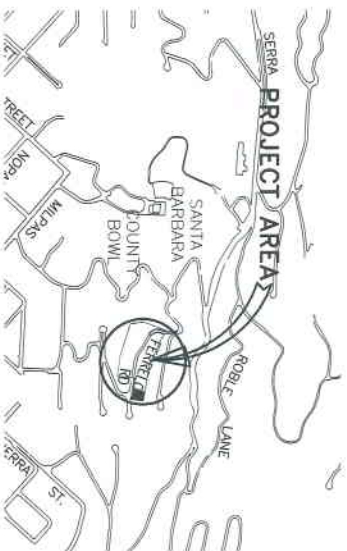
CITY CLERK  
CITY OF SANTA BARBARA

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2008, AT THE HOUR OF \_\_\_\_\_  
O'CLOCK \_\_\_\_\_ M., IN BOOK \_\_\_\_\_ OF MAPS OF ASSESSMENT AND COMMUNITY  
FACILITIES DISTRICTS AT PAGE \_\_\_\_\_ IN THE OFFICE OF THE COUNTY  
RECORDER IN THE COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA.

COUNTY RECORDER  
COUNTY OF SANTA BARBARA



**VICINITY MAP**  
NOT TO SCALE



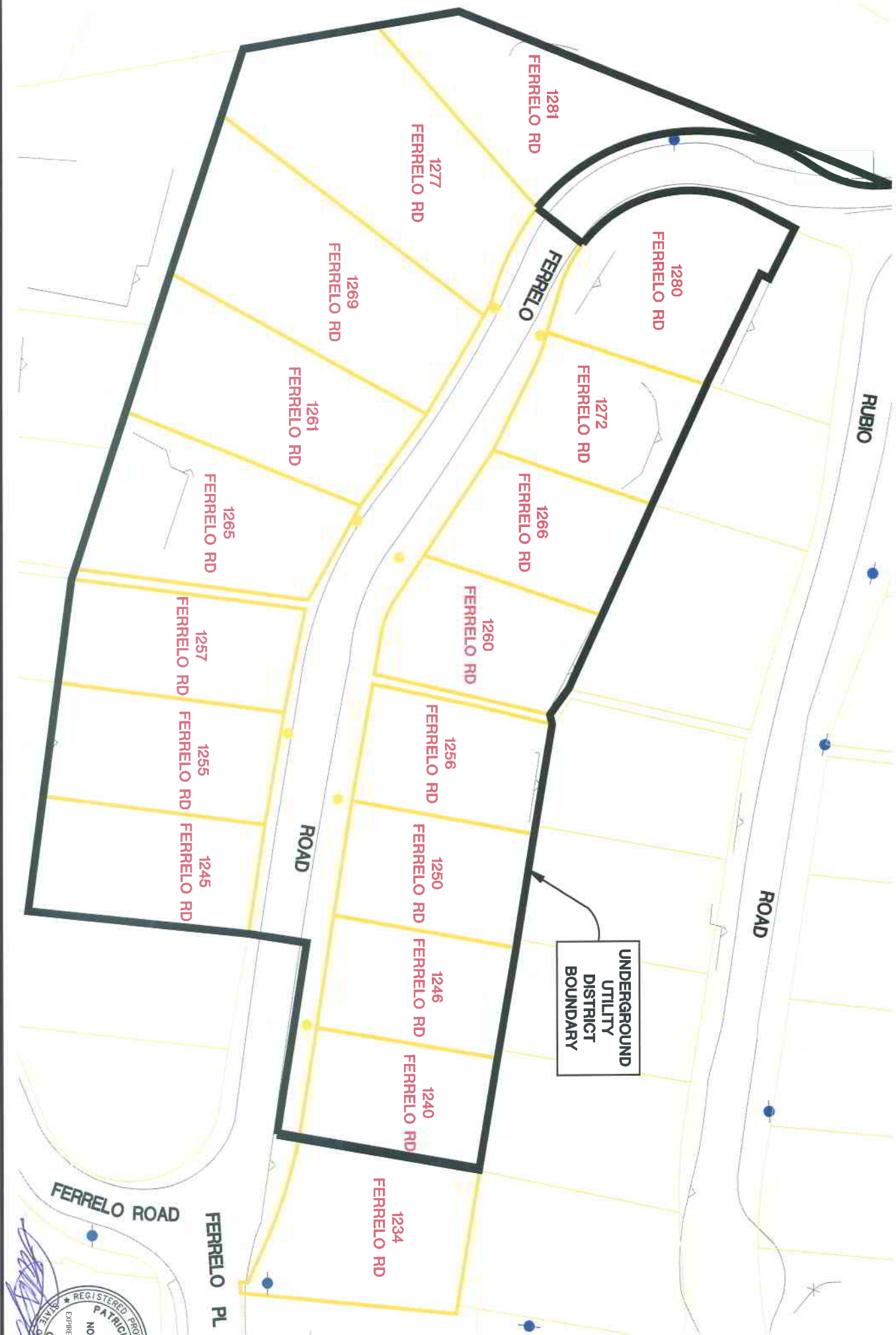
**LOCATION MAP**  
SCALE: 1"=1000'

**UNDERGROUND UTILITY DISTRICT MAP**  
**FERRELO ROAD**  
**UNDERGROUND UTILITIES**  
**ASSESSMENT DISTRICT**

CITY OF SANTA BARBARA  
COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA

Plot Scale: 1"=40'  
26-A \\hd\cad\acad\work\17412\assessment\_diagram\17412ad.dwg

W.O.



**LEGEND**

- UNDERGROUND UTILITY DISTRICT BOUNDARY
- POLES TO REMAIN
- POLES TO BE REMOVED



**Penfield & Smith**  
Engineers - Surveyors - Planners  
Construction Management

1327 Del Norte Road, Suite 200, Camarillo, CA 93010  
Phone: (805) 981-0706 Fax: (805) 981-0251



## PART V

### A) DESCRIPTION OF IMPROVEMENT WORK

Section 10100 of the Act provides for the legislative body of any municipality to finance certain capital facilities and services within or along its streets or any public way or easement. The following is a list of proposed improvements as allowed under the Act to be constructed, installed, maintained, repaired or improved, including acquisition of required right-of-way and/or property. For the general location of the improvements to be constructed reference is hereby made to the plans and specifications per Part 1 of this report.

The following improvements are proposed to be constructed and installed in the general location referred to as Ferrelo Road Underground Utility District (herein referred to as the "Assessment District"):

1. Removal of existing power and telephone poles.
2. Removal of overhead residential service laterals.
3. Construction of mainline underground power, telephone and cable communication conduit, with appurtenant manholes and pullboxes.
4. Construction of service conduit and appurtenances.

Improvements will be designed by Southern California Edison, Verizon, and Cox Communications. The City of Santa Barbara will inspect work for conformance to applicable City standards and specifications. Once completed, the underground facilities will become the property and responsibility of Southern California Edison, Verizon, and Cox Communications.

Each owner of property located within the Assessment District will be responsible for arranging for and paying for work on his property necessary to connect facilities constructed by the public utilities in the public streets to the points of connection on the private property. Conversion of individual service connections on private property is not included in the work done by the Assessment District.

Property owners will be required to provide necessary underground connections within 120 days of the completion of the underground facilities. Failure to convert individual service connections on private property may result in a recommendation to the City Council that the public utility companies be directed to discontinue service to that property. Overhead facilities cannot be removed until all overhead service has been discontinued.

## B) RIGHT-OF-WAY CERTIFICATE

STATE OF CALIFORNIA  
COUNTY OF SANTA BARBARA  
CITY OF SANTA BARBARA

The undersigned, PATRICK J. REEVES, hereby CERTIFIES UNDER PENALTY OF PERJURY that the following is all true and correct.

At all times herein mentioned, the undersigned was, and now is the authorized representative of PENFIELD & SMITH, the duly appointed ENGINEER OF WORK of the CITY OF SANTA BARBARA, CALIFORNIA.

That there have now been instituted proceedings under the provisions of Article XIID of the California Constitution, the "Municipal Improvement Act of 1913", being Division 12 of the Streets and Highways Code of the State of California, for the construction of certain public improvements in a special assessment district known and designated as FERRELO ROAD UNDERGROUND UTILITY ASSESSMENT DISTRICT (hereinafter referred to as the "Assessment District").

THE UNDERSIGNED STATES AND CERTIFIES AS FOLLOWS:

It is acknowledged that the proposed Works of Improvement must be constructed within the public rights-of-way, land, or easements owned by or licensed to the CITY OF SANTA BARBARA, County of Santa Barbara, State of California, at the time of the construction of the Works of Improvement, and the undersigned hereby further certifies that all rights-of-way necessary for the Works of Improvements will be obtained and in possession of the City, County or State prior to the commencement of any construction by the City of Santa Barbara.

EXECUTED this 15 day of July, 2008, at Santa Barbara, California.

PENFIELD & SMITH



Patrick J. Reeves  
ENGINEER OF WORK  
CITY OF SANTA BARBARA  
STATE OF CALIFORNIA

## C) CERTIFICATION OF COMPLETION OF ENVIRONMENTAL PROCEEDINGS

STATE OF CALIFORNIA  
COUNTY OF SANTA BARBARA  
CITY OF SANTA BARBARA

The undersigned, under penalty of perjury, CERTIFIES as follows:

1. That I am the person who authorized to prepare and process all environmental documentation as needed as it relates to the formation of the special assessment district being formed pursuant to the provisions of the "Municipal Improvement Act of 1913", being Division 12 of the Streets and Highways Code of the State of California, said special assessment district known and designated as FERRELO ROAD UNDERGROUND UTILITY ASSESSMENT DISTRICT (herein referred to as the "Assessment District").

2. The specific environmental proceedings relating to this Assessment District that have been completed are as follows:

CEQA compliance review:

The proposed project is Categorically Exempt (Class 2) from the provisions of CEQA (replacement or reconstruction),

3. I do hereby certify that all environmental evaluation proceedings necessary for the formation of the Assessment District have been completed to my satisfaction, and that no further environmental proceedings are necessary.

EXECUTED this \_\_\_\_\_ day of \_\_\_\_\_, 2008 at City of Santa Barbara, California.

By: \_\_\_\_\_

City of Santa Barbara  
State of California